

SNAPSHOT of HOME Program Performance--As of 03/31/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

| Category | PJ | State Average | State Rank | Nat'l Average | Nat'l Ranking (Percentile):** | | |
|------------------------------------------------------------------|----------|---------------|------------------|---------------|-------------------------------|---------|---------|
| | | | | | Group | A | Overall |
| Program Progress: | | | PJs in State: 15 | | | | |
| % of Funds Committed | 100.00 % | 100.00 % | 1 | 97.21 % | 100 | 100 | |
| % of Funds Disbursed | 100.00 % | 96.12 % | 1 | 90.53 % | 100 | 100 | |
| Leveraging Ratio for Rental Activities | 6.23 | 7.28 | 1 | 4.97 | 100 | 100 | |
| % of Completed Rental Disbursements to All Rental Commitments*** | 96.06 % | 95.31 % | 9 | 85.01 % | 75 | 45 | |
| % of Completed CHDO Disbursements to All CHDO Reservations*** | 75.77 % | 79.38 % | 9 | 73.71 % | 58 | 47 | |
| Low-Income Benefit: | | | | | | | |
| % of 0-50% AMI Renters to All Renters | 98.62 % | 93.12 % | 2 | 81.48 % | 100 | 92 | |
| % of 0-30% AMI Renters to All Renters*** | 71.96 % | 63.40 % | 4 | 45.54 % | 100 | 0 | |
| Lease-Up: | | | | | | | |
| % of Occupied Rental Units to All Completed Rental Units*** | 99.89 % | 99.12 % | 8 | 96.14 % | 76 | 57 | |
| Overall Ranking: | | | In State: | 6 / 15 | Nationally: | 97 | |
| HOME Cost Per Unit and Number of Completed Units: | | | | | | | |
| Rental Unit | \$39,721 | \$27,139 | | \$28,248 | 945 Units | 12.10 % | |
| Homebuyer Unit | \$38,427 | \$20,061 | | \$15,487 | 369 Units | 4.70 % | |
| Homeowner-Rehab Unit | \$14,827 | \$20,974 | | \$0 | 263 Units | 3.40 % | |
| TBRA Unit | \$687 | \$1,863 | | \$3,211 | 6,248 Units | 79.80 % | |

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Seattle WA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

| | Rental | Homebuyer | Homeowner |
|--------------------|-----------|-----------|-----------|
| PJ: | \$128,653 | \$219,343 | \$15,685 |
| State:* | \$120,762 | \$122,349 | \$26,995 |
| National:** | \$101,183 | \$78,322 | \$24,013 |

CHDO Operating Expenses:
(% of allocation)

PJ: 0.4 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.02

| | Rental % | Homebuyer % | Homeowner % | TBRA % | | Rental % | Homebuyer % | Homeowner % | TBRA % |
|------------------------------------------|------------------------------------------------------------------|------------------------------------------------------------------|------------------------------------------------------------------|-----------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------------------|------------------------------------------------------------------------------|------------------------------------------------------------------|-----------------------------------------------------------------|
| RACE: | | | | | HOUSEHOLD TYPE: | | | | |
| White: | 42.4 | 63.1 | 65.0 | 0.0 | Single/Non-Elderly: | 63.8 | 55.3 | 25.1 | 0.0 |
| Black/African American: | 36.0 | 13.0 | 24.3 | 0.0 | Elderly: | 12.8 | 1.1 | 49.0 | 0.0 |
| Asian: | 2.6 | 11.1 | 0.0 | 0.0 | Related/Single Parent: | 15.0 | 16.8 | 11.0 | 0.0 |
| American Indian/Alaska Native: | 2.8 | 0.5 | 0.8 | 0.0 | Related/Two Parent: | 6.3 | 20.9 | 11.0 | 0.0 |
| Native Hawaiian/Pacific Islander: | 0.2 | 0.0 | 0.0 | 0.0 | Other: | 2.0 | 6.0 | 1.5 | 0.0 |
| American Indian/Alaska Native and White: | 0.3 | 0.0 | 0.0 | 0.0 | | | | | |
| Asian and White: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| Black/African American and White: | 0.4 | 0.0 | 0.0 | 0.0 | | | | | |
| American Indian/Alaska Native and Black: | 0.2 | 0.0 | 0.0 | 0.0 | | | | | |
| Other Multi Racial: | 0.6 | 2.2 | 0.0 | 0.0 | | | | | |
| Asian/Pacific Islander: | 4.3 | 5.1 | 7.6 | 0.0 | | | | | |
| ETHNICITY: | | | | | | | | | |
| Hispanic | 10.1 | 4.9 | 2.3 | 0.0 | | | | | |
| HOUSEHOLD SIZE: | | | | | SUPPLEMENTAL RENTAL ASSISTANCE: | | | | |
| 1 Person: | 72.2 | 53.1 | 61.2 | 0.0 | Section 8: | 53.9 | 0.5 [#] | | |
| 2 Persons: | 10.9 | 15.7 | 20.2 | 0.0 | HOME TBRA: | 0.0 | | | |
| 3 Persons: | 7.0 | 13.8 | 8.0 | 0.0 | Other: | 7.9 | | | |
| 4 Persons: | 4.4 | 10.6 | 6.1 | 0.0 | No Assistance: | 38.2 | | | |
| 5 Persons: | 2.8 | 3.8 | 3.0 | 0.0 | | | | | |
| 6 Persons: | 1.9 | 1.6 | 0.8 | 0.0 | | | | | |
| 7 Persons: | 0.6 | 1.1 | 0.4 | 0.0 | | | | | |
| 8 or more Persons: | 0.2 | 0.3 | 0.4 | 0.0 | | | | | |
| | | | | | # of Section 504 Compliant Units / Completed Units Since 2001 | | | 103 | |

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Seattle State: WA Group Rank: 97
 (Percentile)
 State Rank: 6 / 15 PJs Overall Rank: 0
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

| FACTOR | DESCRIPTION | THRESHOLD* | PJ RESULTS | RED FLAG |
|-------------------------------------|---------------------------------------------------------------|------------|--------------|----------|
| 4 | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 79.77% | 96.06 | |
| 5 | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS | < 57.73% | 75.77 | |
| 6 | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME | < 70%** | 98.62 | |
| 8 | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS | < 92.23% | 99.89 | |
| "ALLOCATION-YEARS" NOT DISBURSED*** | | > 2.200 | 0 | |

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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